

# We Have Good Farms For Sale IN EVERY PART OF VIRGINIA

OUR latest list of Virginia Farms will prove intensely interesting to those seeking an ideal spot in which to locate.

Virginia is surely the land of glowing opportunities. Her climate mild the year round, her soil productive, her fruit lands profitable and her stock raising unsurpassed.

Nature has been wonderfully liberal in bestowing upon this grand old Commonwealth this agricultural supremacy which she now enjoys.

Her harvests are plentiful and money making is assured the farmers who locate in Virginia on any of the properties which we offer for sale.

Below we mention many ideal farms scattered throughout the State and in each instance there is a bargain unusual. Come to Virginia, to the land of everlasting sunshine, where culture prevails and where farming is highly profitable.

You'll never regret it---for we know that Virginia is truly "the garden spot of America."

## Here Are Four Splendid Farms

### WELL IMPROVED FARM, FINE HOME

A GOOD FARM OF 229 ACRES, situated in Caroline county, 29 miles from Richmond and 3 miles from railroad station; good soil; about 150 acres cleared, 100 acres of which is rich bottom land; some good timber; good orchard; farm nearly all fenced with wire; good frame dwelling of 12 rooms, with all modern conveniences, including hot and cold water, bath, etc.; an elegant bold spring of fine lithia water within 100 feet of the door; good barns, stables, silo and other outbuildings.

### GOOD DAIRY FARM, WELL LOCATED

AN ELEGANT FARM OF 224½ ACRES, situated in Dinwiddie county, 29 miles from Richmond, 7 miles from Petersburg, with railroad station right on the farm; 200 acres cleared and in cultivation; balance in good timber; chocolate loam soil, with clay subsoil; land lays fairly level; watered by well, springs and creek; an orchard of about 5 acres of a variety of fruits, including grapes; 60 acres of excellent meadow; 200 acres fenced with wire; frame dwelling of 16 rooms, built of heart pine and in first-class repair; a full complement of outbuildings, including a number of tobacco barns; soil suited to the production of all kinds of crops and ideally situated for a dairy farm. Price, \$25,000; one-half cash; balance on terms to suit.

### LARGE FARM, LOW PRICE

FARM OF 229 ACRES, situated in Amelia county, 38 miles from Richmond and 8 miles from good manufacturing town; good soil for all kinds of crops; 75 acres cleared, balance "cut-over"; small orchard of assorted fruits; some fencing; 9-room frame old colonial residence, with large porch; barns, sheds, etc., all new; other outbuildings; convenient to church, store and postoffice. Price, \$3,000; one-half cash; balance on convenient terms.

### WELL EQUIPPED SMALL FARM

AN ELEGANT FRUIT AND POULTRY FARM OF 50 ACRES, only 3 miles from Richmond, on a good road; level gray loam soil with red clay subsoil; 25 acres cleared and in cultivation; balance in good timber; fine orchard of 200 trees of assorted fruits, including grapes, nuts, etc.; all fenced and cross-fenced with wire; frame dwelling of 9 rooms, nearly new, with hot and cold water; three good wells of most excellent water; good outbuildings. Price, \$5,500; \$2,000 cash; balance on favorable terms.



LAURENCE CASSELMAN,  
Ex-Auditor McLean County, North Dakota.

## Ideal Farms Are These:

### MAGNIFICENT FARM, ELEGANT HOME

A SPLENDID FARM OF 361½ ACRES, 9 miles from Richmond, 1 mile from railroad station and 2 miles from electric line; 100 acres cleared, with about 75 acres that could be cleared with very slight expense; some excellent timber and some thrifty young timber; two good wells, fine spring and running stream; good old orchard of a variety of fruits; fine residence of 11 rooms, situated in a beautifully shaded lawn overlooking turnpike; two large barns, silo and a number of other outbuildings. Price, \$10,000, on favorable terms.

### GOOD FARM, WELL LOCATED

FARM OF 166 ACRES, situated in Powhatan county, 40 miles from Richmond and right at railroad station; soil suited to the production of all kinds of crops; 40 acres cleared and in cultivation; balance in good cord wood and pulp timber; small orchard of 75 young and thrifty trees of assorted fruits; nearly all fenced with wire; church, school, store and post-office all within ten minutes' walk; nearly new frame house of 10 rooms, with slate roof, that cost \$3,500 to build; stable, smoke-house, barn, etc. Price, \$3,000; on the most convenient terms.

### CHEAP FARM, SOME GOOD TIMBER

GOOD FARM OF 261 ACRES, in Hanover county, 11 miles from Richmond and 1½ miles from railroad station; good soil and level land; 100 acres cleared and 75 acres in cultivation; 30 acres fenced with hog wire; 40 acres fenced with barbed wire; about 75,000 feet saw timber and 2,500 cords wood; convenient to church, school and store; R. F. D. mail service; 6-room two-story frame dwelling, in very good condition; stable and hen-house. Price, \$4,500; \$2,000 cash; balance on favorable terms.

### LARGE TRACT, SMALL PRICE

A GOOD TRACT OF LAND in Chesterfield county, 9 miles from Richmond and 3 miles from railroad station and electric line; the best of gray loam soil, with red clay subsoil; gently rolling; well watered with well, springs and creek; fair old apple orchard, with some cherries and grapes; 30 acres in cultivation; 50 acres fenced with wire; some good timber; house of four rooms and cellar; good barn. Price, \$3,000; \$1,000 cash; balance on terms to suit.

### H.—Beautiful Suburban Home

BEAUTIFUL SUBURBAN HOME AND 3 ACRES OF LAND, in Chesterfield county, 11 miles from city of Richmond and 2 minutes' walk from steam and electric railroad station; good well water; little fruit; fenced; near church, store and post-office and school; good 6-room two-story dwelling and necessary outbuildings; residence situated in a beautiful shade and lawn. Price, \$2,300. Terms: One-half cash; balance to suit.

### P.—Sacrificed to Sell Quickly

44 ACRES IN WEST END, 10 miles of Richmond; good barn; fair house; orchard; 1½ miles of railroad; lithia spring; to be sold at once.

**\$1,200**

### K.—A Bargain in Chesterfield

Situated in Chesterfield county, 10 miles from Richmond and 2½ miles from railroad station and electric car; 20 acres cleared land, in cultivation; 20 acres bottom land; watered by wells, creeks and springs; 50 acres in woods; fenced with three and four wires; ¼ mile from church and post-office, one mile from school; 8-room frame dwelling, all in good repair, and all necessary outbuildings; two-story barn, 50x35 feet. Price, \$2,500. Terms: \$1,500 cash; balance in 1, 2 and 3 years.

### M.—50 Acres in Chesterfield, \$3,000

Situated in Chesterfield county, 18 miles from Richmond and twenty minutes' walk of electric car line; 40 acres cleared and in a fine state of cultivation; balance in timber, pine and oak; 15 acres of fine bottom land on this place; gray soil and gently rolling land; 4 acres in orchard, bearing fruit, pears, apples and peaches; all fenced; one-quarter mile from church, store, post-office and school; frame dwelling, two-story, 6 rooms, with closet and pantry; barn, stable, two chicken houses, corn-crib and other outbuildings. Terms: \$1,500 cash; balance in one, two and three years.

### C.—100 Acres in New Kent, \$1,800

Situated in New Kent county, 15 miles from Richmond and 1½ miles from railroad station on the York River branch of the Southern; 60 acres cleared, 50 acres in cultivation, balance in young timber; watered by well, spring and streams; 2 acres in orchard, five years old, composing apples, peaches and pears; partly fenced with wire; 2½ miles from church and school; R. F. D. mail service; 5-room house, two-story; large stable and other buildings. Terms: \$1,000 cash; balance to suit purchaser.

## Grand Old Plantation

250 acres, 150 acres cleared and in cultivation; 20 acres in apple orchard; 15 acres in pears, peaches and plums; soil in high state of fertility; only 7 miles from Richmond; three-quarters of a mile of railroad; one mile of electric car line station; one-fourth of a mile from church and school. Residences: Queen Anne style frame dwelling of 12 rooms, fine shady lawn; two-story frame dwelling of 6 rooms; three tenant houses. Big octagon slate-roof barn; four other barns, stables, ice-house, chicken-houses and other outbuildings; farm all fenced and cross fenced; one of the finest dairy farms in the State; plenty of running water; also, famous lithia water spring. This farm can be bought with or without stock and all farming implements, also good-will of milk route. Price for farm alone, \$40,000; price for farm, stock and implements, \$45,000. We can divide this farm, also, into a tract of 80 acres and another of 170 acres. The place has to be seen to be appreciated.

### T.—40 Acres in Chesterfield, \$2,500

Situated in Chesterfield county, 7 miles from Richmond and 1 mile from railroad station; 25 acres in cultivation; 15 acres in woodland; gray soil; gently rolling land; watered by well, springs and branches; good orchard of assorted fruit; all fenced and cross fenced; church and school near by; R. F. D. mail; store nearby; two-story frame dwelling of 6 rooms and all necessary outbuildings, in first-class condition. Terms: \$1,800 cash; balance to suit.

### H.—246 Acres in New Kent, \$6,500

Situated in New Kent county, 22 miles from Richmond; 1½ miles to station on the C. & O. railroad; land gently rolling; clay soil and subsoil; 70 acres in cultivation, balance in timber, oak, pine and gum; watered by well and springs; 5 acres in orchard, assorted fruit; 50 acres fenced with wire; 2 miles to church; 1½ miles to school; 1½ miles to post-office; residence two-story frame, of 8 rooms, furnished in hardwood; nice lawn and beautiful shade trees; also, a detached kitchen, with good cellar; barn, 30x60; granary, machine shed, chicken house, etc. This is a fine farm, and will have to be seen to be appreciated.

## See Us About It

If you want to buy or sell a Farm in any part of Virginia, get in touch with us at once.

**CASSELMAN & CO.**

FOR COMPLETE FARM LIST AND OTHER INFORMATION WRITE TO

**CASSELMAN & CO.**

SPECIALISTS IN VIRGINIA FARMS. 1108 E. Main St., RICHMOND, VA.

## We Have What You Want

No matter how long you've looked for a Farm or a buyer for yours, stop now. Let us know about it.

**CASSELMAN & CO.**